



**ఆంధ్రప్రదేశ్ రాజపత్రము**  
**THE ANDHRA PRADESH GAZETTE**  
**PUBLISHED BY AUTHORITY**

**PART I EXTRAORDINARY**

**No.506**

**AMARAVATI, WEDNESDAY, MAY 17, 2023**

**G.161**

**NOTIFICATIONS BY GOVERNMENT**  
**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)**

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY - CHANGE OF LAND USE FROM RESIDENTIAL USE TO PUBLIC & SEMI-PUBLIC USE COVERED IN SY.NO.104/6, 8, 111/2, 3, 4, 112/7 AND 113/P OF THUNGALAM VILLAGE, GAJUWAKA, VISAKHAPATNAM IN AN EXTENT OF AC.8.58CTS APPLIED BY THE DIRECTOR GENERAL, ESI CORPORATION, NEW DELHI - DRAFT VARIATION –CONFIRMATION - ORDERS – ISSUED.

*[G.O.Ms.No.67 Municipal Administration & Urban Development (M) Department, 17<sup>th</sup> May, 2023]*

**APPENDIX**  
**NOTIFICATION**

The following variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.136, Municipal Administration & Urban Development Department, dated:08.11.2021, is proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

**DRAFT VARIATION**

The site falling in Sy.Nos.104/6, 8, 111/2, 3, 4, 112/7 and 113/p of Thungalam (V), Gajuwaka (M), Visakhapatnam District, admeasuring an area of Ac.8.58 Cts, or 41527.20 Sq.yds or 34723.26 Sq. Mts. The boundaries which are given in the schedule below which was earmarked for Partly Residential land use, Partly Blue zone (Water bodies) Partly water body buffer in Master Plan of Visakhapatnam VMRDA-2041 sanctioned in G.O.Ms.No.136, MA&UD Dept., dated.08.11.2021 is now designated for Public & Semi Public land use which was available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

- 1) The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

- 2) The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
- 3) The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
- 4) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
- 5) The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act; and
- 6) Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

#### **SCHEDULE OF BOUNDARIES**

NORTH	:	Existing 60 Feet Wide Master Plan Road.
EAST	:	ION Digital Exam Center Building & Land in SY.No.112/8, 114, 115, 116 of Thungalam (V), Gajuwaka (M), Visakhapatnam District.
SOUTH	:	Navy Nulife Apartment, Land in Sy.Nos.105, 110, 111/P & 113/p of Thungalam (V) Gajuwaka (M), Visakhapatnam District.
WEST	:	Residential Building & Land in Sy.No.106 of Thungalam (V), Gajuwaka (M), Visakhapatnam District.

Y. SRILAKSHMI  
SPECIAL CHIEF SECRETARY TO GOVERNMENT